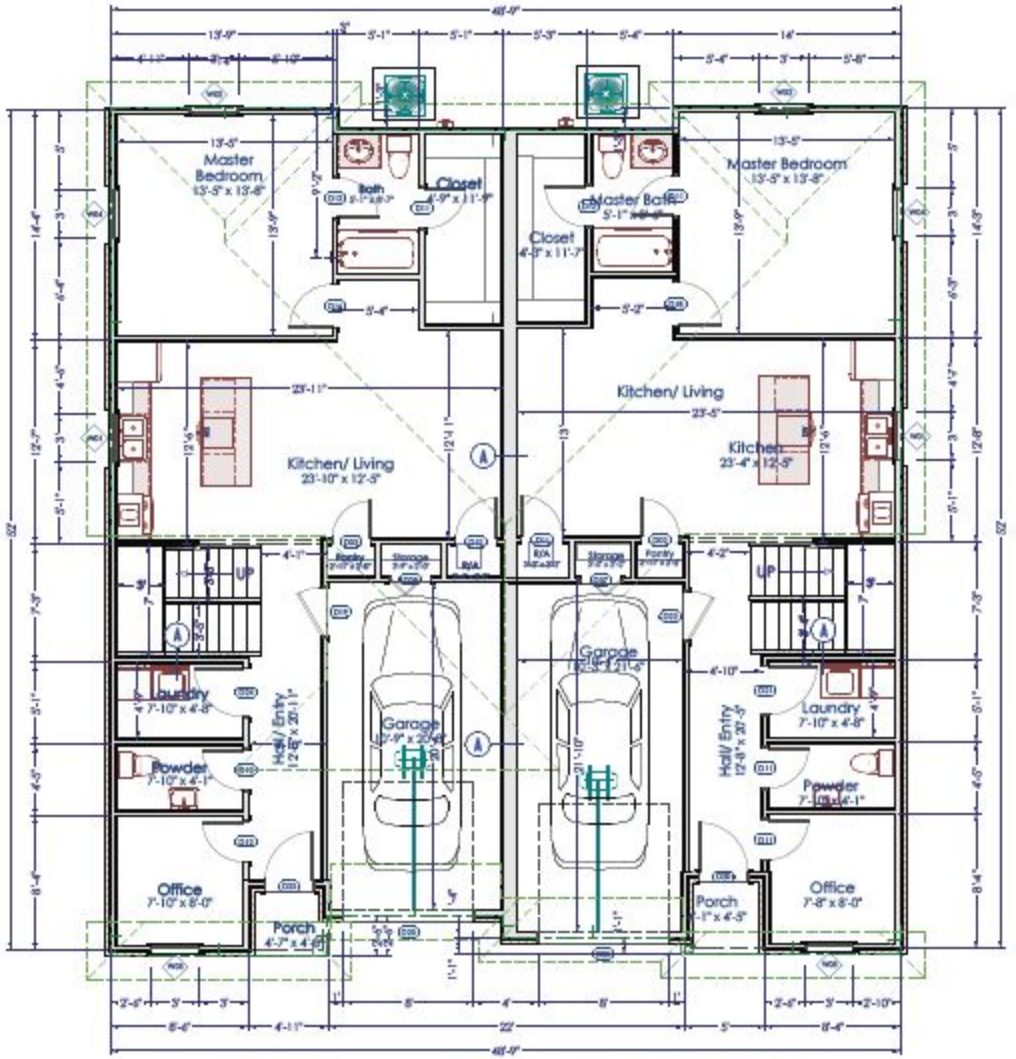
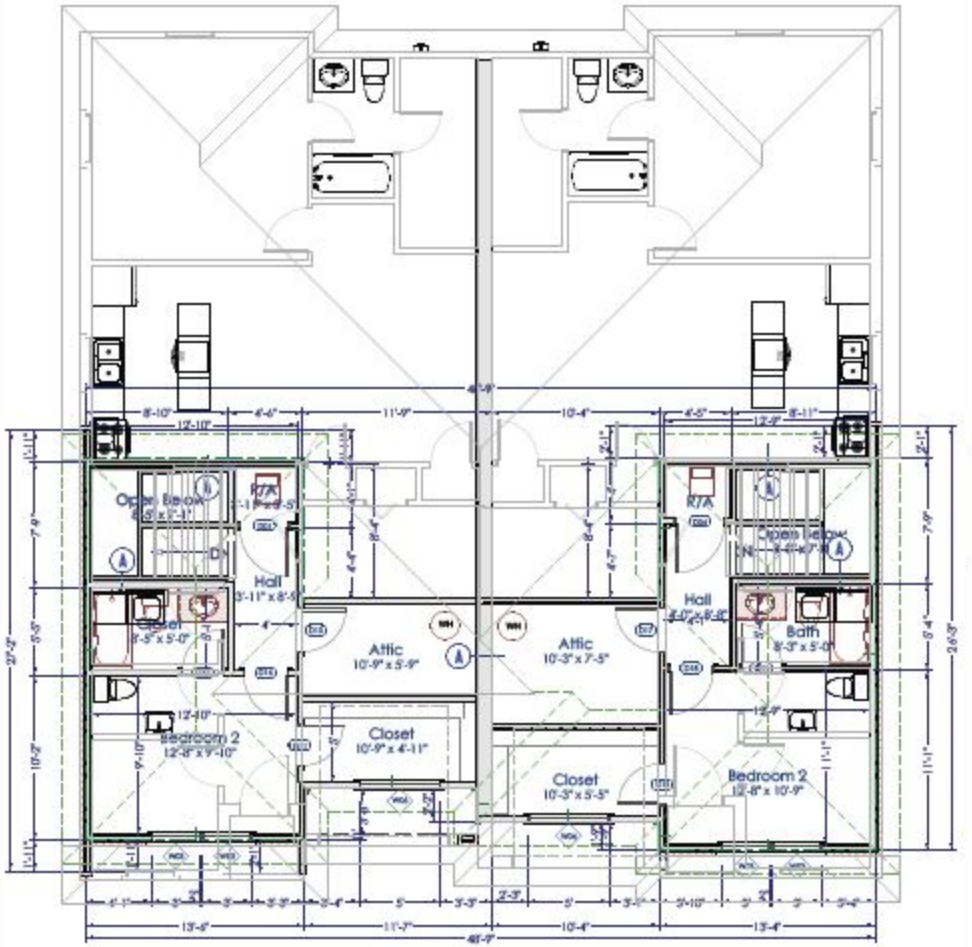


Total 1ST FLOOR Living Area 1948 sq ft

2nd FLOOR Living Area 635 =1300 TOTAL PER UNIT

First Floor Plan 1Bed Down 1/4 in = 1 ft



1-Bed 2nd Living Area 318 sf

Total Living Area 635 sq ft

1Bed-2nd Living Area 318 sf

2nd Floor Plan 1Bed Up 1/4 in = 1 ft

Benchmark Plans & Associates, LLC

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1st Floor Living Area 1948 sf
2nd Floor Living Area 635 sf
Total AC Area 2585 sf

EACH UNIT = 1300SF

Total Slab Area 2533 SF

JBA Homes

Proposed Duplexes

7728 Flor Point Drive Port Arthur, TX 77642

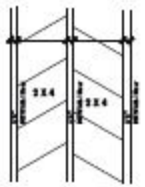
Revised
12/03/20
04/05/21 ste
05/10/21
05/14/21

1st & 2nd Floor Plans 2Bedrooms Units

Scale: As Shown

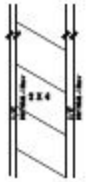
SHEET

A-1



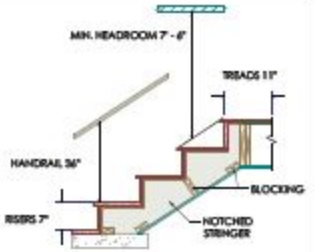
A- FIREWALL

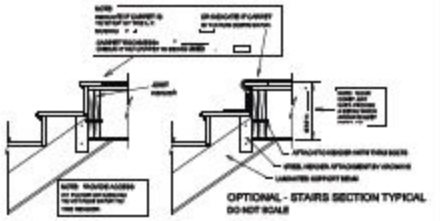
ALL WALLS BETWEEN UNITS-2HOURS



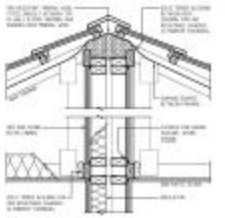
B.B. FIREWALL

ALL WALLS BETWEEN STAIRS 2-HOURS





OPTIONAL - STAIRS SECTION TYPICAL DO NOT SCALE



SECTION DETAIL - ROOF FRAMING TO DOUBLE STUD WALL, TRUSSES PERPENDICULAR.
FRL 60/60/60 OR -/60/60
RD0001A

NOTE:
ALL DIMENSIONS ARE FROM BRICK LEDGE TO BRICK LEDGE

NOTE TO PLUMBER:
ALL DIMENSIONS OF ALL FIXTURE SHALL BE FIELD VERIFIED FROM FLOOR PLAN FOR EXACT LOCATION PRIOR TO CONCRETE POUR. PROVIDE SAND BOX AS NEEDED.

NOTE:
PROVIDE CONDENSING PIPES FROM ALL AIR HANDLERS INTO SEWER LINES AS PER CODES